

COMM NE COR OF SW1/4, W 990.53 F
W 330.52 FT, S 1319.24 FT, E 330
1319.23 FT TO POB (AKA PARCEL 1)

MCCULLERS MICHAEL
PO BOX 357791
GAINESVILLE, FL 32635

2026

32-6S-16-04016-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 160,160 TOTAL MARKET VALUE 5,610 SOH/AGL Deduction 0 ASSESSED VALUE 5,610 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,610 TOTAL JUST VALUE 160,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,120																			
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM		DESCRIPTION		AMT		ISSUED													
MAP NUM		32616.00		MKT AREA						02												000054623		Storage Building		60,000		12/04/2025											
NEIGHBORHOOD/LOC		32616.00		1.00/																000054088		Electrical Servic				09/18/2025													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												000054087		Right-of-Way Acce				09/18/2025											
																				SALES DATA																			
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE																											
/		8/28/2019		WD		Q		V		01		87,000																											
GRANTOR:																				GRANTEE: CONFIDENTIAL																			
1173/0884		5/15/2009		WD		Q		V		01		130,000																											
GRANTOR: MICHAEL & LISA DAVIS																				GRANTEE: ARMANDO C SALAZAR																			
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
TOTALS										BLD DATE				LGL DATE		05/07/2026		MLU																					
EXTRA FEATURES										XF DATE				LAND DATE				AG DATE																					
										INC DATE																													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							
																	LAND DESCRIPTION																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480																						
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	281.00	281.00	1,130																						
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	160,160																						
																	TOTAL OB/XF																						
																	0																						
REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.02 Total Land Value: 5,610 Market: 160,160 Agricultural: 5,610 Common: 0 PRINTED 05/12/2026 BY SYS																																							